

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: Zoning Commission Members

From: Scott R. Halty, Director, Resource Protection & Compliance Department,
San Antonio Water System

Copies To: Andrew Wiatrek, Manager, Edwards Aquifer and Watershed Protection Division,
Michael Barr, Supervisor, Aquifer Protection and Evaluation Section, Michael A.
Escalante, Environmental Protection Specialist III

Subject: Zoning Case Z2021-10700066 (15719 Babcock Rd)

Date: April 23, 2021

SUMMARY

A request for a change in zoning has been made for an approximate 0.33-acre property located on the city's northwest side. A change in zoning from “**R-6 MLOD-1 MLR-2 UC-1 ERZD**” to “**NC MLOD-1 MLR-2 UC-1 ERZD**” is being requested and represented by the owner Michele Griffey. The change in zoning has been requested to allow a neighborhood professional services office.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, approximately 1,470' north of Loop 1604 and Babcock Rd intersection. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from “**R-6 MLOD-1 MLR-2 UC-1 ERZD**” to “**NC MLOD-1 MLR-2 UC-1 ERZD**” to allow a neighborhood professional services office on a 0.33-acre residential lot. Currently on-site is an existing 1,008 square foot house with a covered patio and a driveway. The house was built in 1962 and is located at 15719 Babcock Rd.

2. Surrounding Land Uses:

Undeveloped residential lots lie to the north and to the south. To the east borders Babcock Rd and undeveloped commercial property. An open space lot borders west of the property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of future redevelopment.

4. Geologic Conditions:

The Aquifer Protection and Evaluation Section of the San Antonio Water System conducted a site evaluation on April 9, 2021, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed to be a residential lot currently developed as a single-family residence, approximately 0.33-acres in area. An existing 1,008 square foot house was observed on-site. A mapped fault traverses along the northwest corner of the property, however no surface expression of the fault was observed.

No portion of the property lies within a floodplain. Stormwater occurring on the subject site would discharge to the south and east to an unnamed tributary to Maverick Creek.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the northwestern portion of the subject site is underlain by the Dolomitic Member of the Kainer Formation, and the southeastern portion of the subject site is underlain by the Undivided Upper Confining Unit.

The Dolomitic Member of the Kainer Formation is characterized by the presence of massively bedded mudstone, grainstone, and recrystallized limestone with abundant chert nodules. The full section thickness of this member is approximately 110 to 130 feet thick.

The Undivided Upper Confining Unit is characterized by the presence of massive limestone throughout the formation. The full section thickness of this member is approximately 30 feet thick. This unit includes the Del Rio Clay, Buda Limestone, and Eagle Ford Group, and is considered the upper margins of the Edwards Aquifer.

No sensitive geologic features were identified within the subject site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this rezoning being allowed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the rezoning request on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed the existing 20% on the 0.33-acre site.
2. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
3. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210) 222-2204, or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

General Recommendation

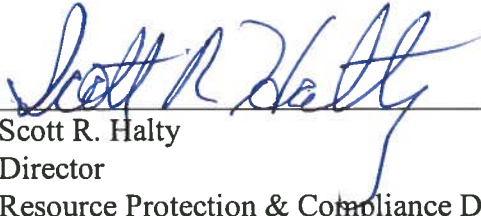
1. The Resource Protection & Compliance Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

APPROVED:

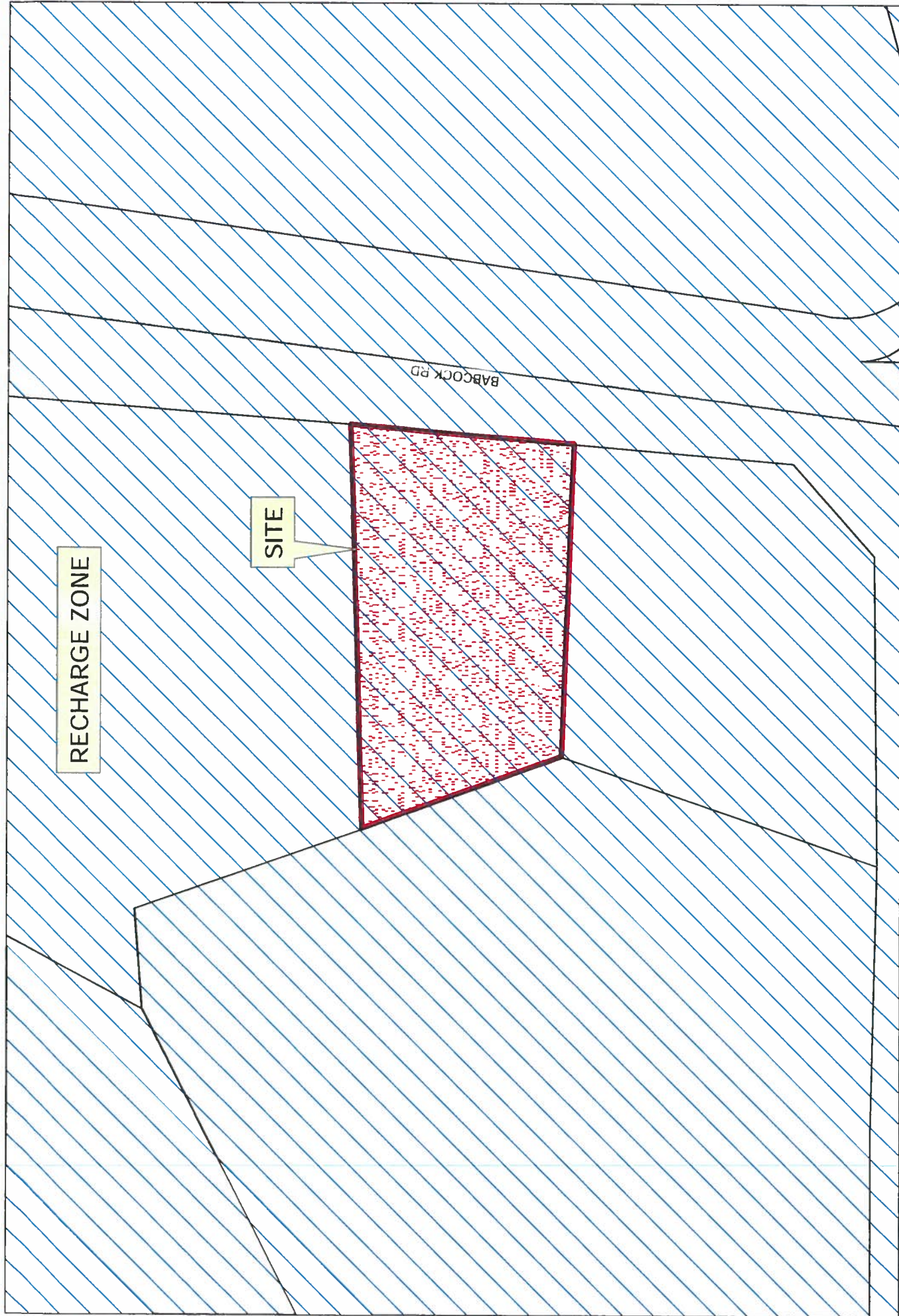


Andrew Wiatrek
Manager
Edwards Aquifer and Watershed Protection Division



Scott R. Halty
Director
Resource Protection & Compliance Department

MJB:MAE



ZONING FILE: 15719 BABCOCK RD (FIGURE 2)
ZONING CASE: Z2021-10700066
MAP PAGE: 147, F7

